

MINUTES

CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD

NOVEMBER 3, 2008

The City Plan Commission/Architectural Review Board of the City of Clayton, Missouri, met upon the above date at 5:30 p.m., Chairman Harold Sanger presiding. Upon roll call, the following responded:

Present:

Chairman Harold Sanger
Steve Lichtenfeld, Aldermanic Representative
Craig Owens, City Manager
Jim Liberman
Mark Lopata
Scott Wilson
Ron Reim

Absent:

None

Also Present:

Kevin O'Keefe, City Attorney
Catherine Powers, Director of Planning & Development Services
Jason Jaggi, Planner

Chairman Sanger announced to anyone who was in attendance to hear the Project Beacon (Brown Shoe) proposal that at the request of the applicant, consideration of the items pertaining to this project has been postponed and therefore, will not be heard this evening.

Chairman Sanger welcomed everyone to the meeting and asked that conversations not take place during the meeting and that all cell phone and pager ringers be turned off.

MINUTES

The minutes of the October 20, 2008 meeting were presented for approval. The minutes were approved, after having been previously distributed to each member.

ARCHITECTURAL REVIEW – NEW CONSTRUCTION (ADDITION) & RENOVATION –
216 N. MERAMEC – HOTEL INDIGO PROJECT (FORMER DANIELE HOTEL) –
CONTINUED CONSIDERATION

Note that due to a conflict of interest, Marc Lopata did not participate in the discussion and or vote with regard to this item.

Craig Saur, owner/developer, and Matt Gurley, project architect, were in attendance at the meeting.

Catherine Powers explained that this is continued consideration for review of the design and materials associated with a 5th floor addition and exterior renovations to the existing Daniele Hotel structure including a new entryway, streetscape and building identification signage. The proposed improvements are in association for a request for Planned Unit Development to convert the existing hotel to a Hotel Indigo brand concept with a public restaurant. With the addition, the height of the structure will be approximately 54.5-feet. The addition will contain EIFS exterior materials with windows placed in proportion to the existing structure on three sides of the 5th floor addition. The color of the EIFS is shown in two shades of gray. Exposed steel bracing members are also shown on the 5th floor addition. Catherine indicated that per discussion at the previous Architectural Review Board meeting, the developer has agreed to use Alucobond on the front (west) elevation. Catherine noted that a copy of a letter from the project architect indicating such agreement was included in the packet. Catherine stated that the roof of the addition will be a flat roof membrane system concealed with a parapet wall. The plans show that the existing rooftop cellular equipment will be reinstalled with new screening. The hotel will receive a new entryway design with a metal canopy extending along the face of the building and wrapping along the side. The entrance storefront windows are shown with etched glass. The existing street trees will be removed and replaced in accordance with the City's streetscape standards. According to the landscape plan 28-inches of additional trees will be removed. The applicant is proposing to replace only 2-caliper inches. The plans indicate that a fee of \$3,120 in-lieu of replacing the 26 additional caliper inches will be provided. The hollies will be located in the existing planter boxes adjacent to the sidewalk. Other small planting beds are shown to contain small shrubs and annuals. Additionally, a new back lit metal wall sign featuring the Hotel Indigo logo is proposed on the front elevation. The size of the sign is in conformance with the Sign Ordinance. Catherine noted that the proposed addition and exterior improvements will compliment the existing structure while adding distinction to the 1960's design. The location of the signage is appropriate for the design of the building and meets the size provisions of the Sign Ordinance. The landscaped areas are minimal but, with the inclusion of City streetscape, the appearance of the site as viewed from the street will be enhanced. Catherine stated that staff's recommendation is to approve with the following conditions:

1. That new plans depicting Alucobond on the front elevation be submitted prior to Board of Alderman consideration.
2. That the applicant receive a Sign Permit prior to the installation of the building signage,
3. That the applicant install City Streetscape per the provisions of the City Streetscape plan and be approved by the City's Public Works Director.

Mr. Saur indicated that at the previous meeting, concern was expressed regarding the

proposed EIFS panels and that as such, they have since looked at proposing Alucabond for the west elevation. A colored elevation of the west façade was presented. Mr. Saur indicated that they propose to include Alucabond only at the center of the west elevation and not wrap it around the sides as suggested by staff. He stated that their concern with wrapping the Alucabond around the sides is matching the colors and materials. He stated that they would like to put Alucabond only on the front portion of the elevation that sticks out.

Jim Liberman noted that the elevation being presented and the plans that were included in the packet do not match.

Mr. Saur agreed. He stated that he was asked by staff to bring in a revised rendering depicting the Alucabond to this meeting.

Jim Liberman asked if the proposed Alucabond is in two different colors.

Mr. Saur replied “yes”.

Mr. Gurley informed the members that the colors proposed are silver and white.

A discussion ensued about the two different proposals. Catherine Powers noted that the plan as included in the agenda packet showed the addition of glass with the EIFS on the west elevation (no Alucabond) whereas the plan being presented includes Alucabond on the west elevation as requested by staff. She stated that she would prefer that the Alucabond extend across the entire front elevation.

Mr. Gurley voiced his concern with that as there will be an obvious material switch.

Steve Lichtenfeld stated that he prefers the proposal as included in the packet (addition of glass with the EIFS) over the proposal that includes Alucabond. He stated that he likes the proportions of solid to void and that the packet submittal plan fits the vocabulary of the building better.

Mr. Saur indicated that either plan is acceptable to him.

Jim Liberman agreed with Steve Lichtenfeld. He stated that if Alucabond is utilized, that he would prefer it be in only one color.

Steve Lichtenfeld asked about glass at the stairwell.

Mr. Gurley indicated that the Code permits glass at stairwells.

Ron Reim indicated that he agrees with Steve and Jim in that he, too, likes the plan which incorporates glass with the EIFS.

Catherine Powers stated that staff has no objections with that plan.

Being no further questions or comments, Jim Liberman made a motion to approve the plan as included in the packets (additional glass in the center section and EIFS) and per staff recommendations 2 and 3. The motion was seconded by Scott Wilson and unanimously approved by the Board.

Chairman Sanger asked about the schedule.

Mr. Saur indicated that they are currently working on financing.

Note that Marc Lopata returned to the member table.

SITE PLAN REVIEW/ARCHITECTURAL REVIEW - NEW CONSTRUCTION – SINGLE FAMILY RESIDENCE – 42 RIDGEMOOR

Jeff Day, project architect, Kevin Campbell, civil engineer, & Mike Green, developer (Sage Homebuilders) were in attendance at the meeting.

Catherine Powers explained that the project consists of a 2-story, 5,187 square foot, approximately 30 feet in height brick and stucco finish Hardie Board single-family residence with a three-car at grade side entry garage. The site measures approximately 15,386 square feet and is located in the Claverach Park subdivision. Catherine indicated that the R-2 Single Family Dwelling District allows up to 55% impervious coverage. The plans indicate that the impervious coverage prior to demolition of the single family structure was approximately 30% of the site area and the new plans show impervious coverage at 40% of the site area. This site and the immediate area have experienced storm water issues in the past. To mitigate storm water, the plans provides an extensive storm water management system. A rain garden is shown in the rear yard to intercept runoff from the rear of the property. Storm water not accommodated by the rain garden will be directed to a swale located between the shared driveway and flow out to the street. Roof drainage is proposed to be collected by downspout laterals and directed to the front yard where another rain garden is shown. The driveway turnaround will be constructed of pervious concrete pavers which will contribute to the storm water management system. The remainder of the driveway will be constructed of exposed aggregate concrete. The Public Works Department has reviewed this site plan and finds the storm water plans acceptable. The plans indicate that off-site grading improvements will be made on the neighboring property at 44 Ridgemoor and that a new driveway easement will be filed for both properties. The owners of 44 Ridgemoor have viewed the proposed site plan and have expressed their willingness to enter into these agreements (refer to attached letter). Trash storage is shown within an enclosure off the driveway and screened with a cedar fence and gate. The proposed residence will contain a geo-thermal HVAC system which does not require external condensers. The plan shows 34 caliper inches of trees to be removed which require replacement. The applicant is proposing 38.5-inches of replacement trees. No trees on the site will remain. The contracted landscape architect has reviewed the plant material for the rain gardens and finds them acceptable. Catherine indicated that many entities including City staff, MSD staff and the neighboring property owners have been involved with the extensive storm water mitigation plan for this site. Catherine indicated that staff recommends approval with the following conditions:

1. That the developer enter into all agreements with the owners of 44 Ridgemoor as specified on the site plan including the shared driveway easement and grading

improvements. The costs associated with these arrangements are the responsibility of the property owners. Proof of these arrangements must be submitted to the City prior to building permit issuance;

2. That the rain gardens and any other storm water management features be recorded as an easement to the Metropolitan Sewer District or as may be required by MSD; and
3. That the City's contracted Landscape Architect perform two inspections to ensure the construction is made according to the plans of the rain garden system at the expense of the applicant.

Kevin Campbell explained that there are a lot of roof drains that are tied to a sewer system that flow to this site and that about 5 acres drain to this area. He indicated that there are no ground water issues, as testing was done. He stated that when water would enter the basement of the previous structure, it would flow over the foundation. He stated that the system is already surcharged and that the owners of 44 Ridgemoor have issues with surface water. He stated that this plan will not add to the existing problems. He indicated that the rain garden in the rear of the property will help with the smaller storms and that the heavy rains will spill storm water to the overflow area.

Steve Lichtenfeld asked if the impervious driveway area will drain to the street.

Mr. Campbell replied "yes". He stated that there is no pervious solution.

Steve Lichtenfeld asked if a single rain garden is large enough to handle 5 acres.

Mr. Campbell replied "no"; their efforts are to maintain the integrity of the two properties (42 and 44 Ridgemoor).

Catherine Powers indicated that this situation is specific to the site and that City staff and MSD are working on the other issues.

Mr. Campbell stated that they needed a solution to keep water out of the basement.

Marc Lopata indicated that the property owner of 40 Ridgemoor contacted him and that he, Paul Wojciechowski (former Public Works Director), Alderman Michelle Harris and a representative from MSD visited the property and that the owner's swimming pool water was brown after a heavy rainfall. He stated that if MSD and the City do nothing, it will have an impact on this project. He asked if water will flow over the back wall into the rain garden.

Mr. Campbell replied "yes".

Marc Lopata asked if this plan will bi-pass water around the property.

Mr. Campbell replied "yes".

Marc Lopata asked who designed the rain gardens.

Mr. Campbell indicated they are out of the Maryland Manual.

Marc Lopata asked how the City is ensured that the rain gardens remain.

Mr. Campbell indicated that MSD requires the creation of a maintenance manual.

Marc Lopata recommended that the inspector check the depth of the rock under the pervious pavers. He noted that this will be the first LEED Certified house in Clayton.

Scott Wilson asked if inspecting rock depth is something a city inspector is accustomed to doing.

Catherine Powers stated that either the City's landscape architect or another contracted inspector would perform that type of inspection.

Being no further questions or comments, Steve Lichtenfeld made a motion to approve the site plan per staff recommendations. The motion was seconded by Marc Lopata and unanimously approved by the Board.

The architectural aspects of the project were now up for review.

Catherine Powers explained that the proposed residence will be constructed of brick with a stucco-finished Hardie board. Dark-stained trim will be utilized above the first level to create a Tudor style. A small amount of stone is proposed on the front elevation surrounding the entry. The plans indicate that the amount of stucco exceeds the Architectural Review Guidelines of 25% per elevation. The amount of the stucco material is as follows: Front Elevation: 32% stucco; Rear Elevation: 42% stucco; Right Side Elevation: 36% stucco; and Left Side Elevation: 41% stucco. The applicant is proposing to reuse the brick from the previous home, which accounts for the limited areas of brick. Windows will be double-hung; dark brown in color. A side entry, at grade three car garage is proposed. The driveway is proposed to be exposed aggregate concrete and the turnaround is shown with permeable pavers. The roofing material will be reused terra cotta tile shingles. Trash will be located in an enclosure off the rear turnaround and screened with a cedar fence. A Geo-thermal HVAC system is proposed for this residence and; therefore, no outside condensers are shown. Catherine Powers indicated that the streetscape drawing depicts 2-story houses to the north and to the south. The proposed residence is very tall in its appearance and is at the maximum allowable height of 30-feet in the R-2 Single Family District. In addition, the exterior stucco material exceeds the ARB guidelines of 25% per elevation and that staff is not familiar with the stucco finish Hardie board application. Catherine stated that staff would prefer the use of additional brick to meet the guidelines; however, consideration should be given to the intent of the developer to construct an environmentally friendly green home which reuses materials from the previous residence. In addition, Claverach Park contains many homes with varying stucco finishes. A windshield survey by staff indicates that the adjacent properties and 23, 29, and 65 Ridgemoor all contain an extensive amount of stucco. The proposed height is at the maximum limit, but the 10-foot side yard requirements of Claverach Park help mitigate the difference. Catherine noted that the

applicant has submitted Claverach Park Trustee approval. Catherine stated that staff recommends approval with the condition that the stucco finished Hardie board be approved by the Architectural Review Board as an appropriate substitute for genuine cement stucco.

A color rendering was presented.

Mr. Day concurred that this will be a green home that will be LEED H Certified and NAHB Certified.

Samples of the stucco and fiber trim were presented.

Marc Lopata asked if there will be any visible seams.

Mr. Day replied “no”.

Jim Liberman asked about the wing-walls.

Mr. Day pointed out the locations of these wing-walls (he referred to them as buttresses) on the rendering.

Jim Liberman indicated that if other homes in the area have them, they are acceptable.

Catherine Powers noted that there are many homes in Claverach Park that contain stucco and three on this block contain stucco. She indicated that the Claverach Park Trustees have signed off on the plans.

Steve Lichtenfeld commented that there are many elements of this project that are compelling. He noted that this is a large house that towers over the neighboring residences on this side of the street, but that there are tall houses on the other side of the street.

Jim Liberman asked what drives the height.

Mr. Day indicated that that Tudor style as well as cost effectiveness by providing a full second floor are reasons for the height. He noted that they did attempt to step portions of the house back so it does not appear as massive.

Steve Lichtenfeld noted that the height makes the home appear massive.

Mr. Campbell stated that the “skinny” part of the home is up front.

Jim Liberman commented that this home dwarfs the home at 44 Ridgemoor.

Mr. Campbell indicated that they went to exhaustive lengths to alleviate the site water problems and that as such, there is little room to lower the height of the residence.

Scott Wilson asked that consideration be given to the fact that Claverach Park is a neighborhood.

Steve Lichtenfeld agreed that there are large homes right across the street.

Mr. Day noted that the square footage includes the area above the garage.

At this time, consideration was given to the proposed Hardie Board stucco material.

Mr. Day indicated that the material, which looks like stucco, is very durable with a 25 year warranty. A sample was presented (CertainTeed James Hardie Board).

Catherine Powers asked how panels are replaced.

Mr. Green stated that they offer a 1 year replacement warranty and after that, the owner would contact James Hardie Board.

Being no further questions or comments, Steve Lichtenfeld made a motion to approve as submitted/proposed. The motion was seconded by Jim Liberman and unanimously approved by the Board.

Chairman Sanger indicated that all members should have already received the 2009 meeting schedule. He asked that they review the schedule and to contact Kathy Scott if there are any meetings that they cannot attend.

Chairman Sanger announced that various renderings of the Centene Garage are posted in the AB Conference Room downstairs for the members to review. He then asked Kevin O'Keefe what happens if there is a 3 to 3 tie vote.

Kevin O'Keefe stated that it would go to the Board of Aldermen without a recommendation.

Chairman Sanger then read the press release with regard to Project Beacon

Marc Lopata asked that staff look at ordinances other municipalities have adopted pertaining to procedures for storm water control.

Chairman Sanger asked Kevin O'Keefe if a vote to table the agenda items pertaining to Project Beacon is necessary.

City Attorney O'Keefe replied "yes".

Jim Liberman made a motion to table all items concerning Project Beacon (Brown Shoe) at the request of the applicant until such time as the applicant asks that the items be placed back on an agenda.

Being no further business for the Plan Commission/Architectural Review Board, this meeting adjourned at 6:45 p.m.

Recording Secretary